

ARTICLE 4 (2) DIRECTION

PEMBROKESHIRE COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 **GENERAL PERMITTED DEVELOPMENT ORDER 1995**

Direction under Article 4 (2) of the General Permitted Development Order 1995 **Restricting Permitted Development.**

RECITALS

1. PEMBROKESHIRE COUNTY COUNCIL (“the Authority”) is the local planning authority in respect of the area of land specified in this direction.
2. The Authority is satisfied that it is expedient that the development described in schedule 2 to the General Permitted Development Order 1995 (“the Order”) and specified in this Direction should not be carried out unless permission is granted for it on application.

NOW THEREFORE the Authority in pursuance of Article 4 of the Order and all other powers thereby enabling

DIRECTS THAT

1. The permission granted by Article 3 of the Order shall not apply to development specified in the First Schedule to this Direction in the area specified in the Second Schedule to this Direction (“the Land”).
2. It is expressly provided that this Direction shall apply to:
 - (a). **Part 1 Class A**
The enlargement, improvement or other alteration of a dwelling house where any part of the enlargement, improvement or alteration would front the relevant location.
 - (b). **Part 1 Class C**
Any alteration to the roof of a dwelling house where the relevant roof slope fronts the relevant location.
 - (c). **Part 1 Class D**
The erection or construction of a porch outside any external door of a dwelling house which fronts the relevant location.

- (d) **Part 1 Class E**
The provision within the curtilage of the dwelling house of any building or enclosure for a purpose incidental to the enjoyment of a dwelling house where the building or enclosure would front the relevant location.
- (e). **Part 1 Class F**
The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the dwelling house where the hard surface would front a relevant location.
- (f). **Part 1 Class G**
The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house.
- (g). **Part 1 Class H**
The installation, alteration or replacement of satellite antenna on a dwelling house or with the curtilage of a dwelling house, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts the relevant location.
- (h). **Part 2 Class A**
The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwelling house and would front the relevant location.
- (i). **Part 2 Class C**
The painting of the exterior of a dwelling house or any building or enclosure within the curtilage of a dwelling house consisting of the painting of any part of the exterior which fronts a relevant location.
- (j). **Part 31 Class B**
The demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting the relevant location.

In this article "relevant location" means a highway, waterway or open space.

3. This Direction is made under Article 4(2) of the Order and in accordance with article 6(7) shall remain in force until the 29th August 2016, being six months from the date of this Direction and shall expire unless it has been approved by the Council.

ARTICLE FOUR DIRECTION – LOWER TOWN FISHGUARD

This direction removes Permitted Development under Article 3 of the General Development Order for any building within lower Town Fishguard Conservation Area fronting a highway, river, watercourse or open space within the Article 4 Direction area. The following works will require planning permission from the date of this Direction:

1. Any alteration to a roof, including roof coverings, roof lights and solar panels.
2. Building a porch.
3. Erecting sheds and temporary buildings.
4. Building a hard standing.
5. Installing a satellite dish or antenna.
6. Removing, building or altering chimneys.
7. Removing, or building walls, gates, fences or other means of enclosure.
8. Any enlargement or improvement or alteration such as an extension or conservatory.
9. Any change to doors or windows, including changed materials, details and designs and types of decorative finish.
10. Any alteration that would alter the shape or appearance or material of any roof slope.